FIGHT TO PRESERVE OUR LEADING STREET

Continued from First Page.

through the utilization of so-called loft buildings as sweatshops for the making of women's and men's garments. But most people think the business has not crossed Madison Square to the northward. In reality it has jumped to the cross streets along about Thirty-sixth and Thirty-seventh and is now invading the cross streets about ten blocks further

Stand on the corner of Fifth avenue and Thirty-sixth street any week day between 12 and 1 o'clock and you will see what is happening. The crowd that legitimately belongs in Fifth avenue at that time is composed almost exclusively of women. They are there for the purpose of shopping. I'll admit that shopping is a fearful and wonderful occupation which mere man cannot understand, but that isn't the question.

*Those women certainly ought to have the right to go about this shopping business undisturbed by crowds of loiterers hanging around simply to kill time and to be amused during their lunch hour. But these loiterers are becoming more and more numerous. They are obstructing the sidewalks and in some cases they are making themselves decidedly ob-

and there are a dozen good reasons why they should be built somewhere else The interests of the workers in them would be better served by putting up buildings where ground rents are lower where there is room to spread out, where there is light and air all around and where the neighboring streets are not already so congested that the right to stand around and talk through the noon hour becomes a serious mis demeanor.

"Isn't that plain common sense? for the other side of the question I don't believe anybody wants to see Fifth avenue from Madison Square north duplicate the present conditions south Not even the owners of a of that point. socialist paper here in town which alwavs notices our activities with the

Fifth avenue has been shaking its

tigating commission; also a Fifth avenue mmission. The men in the various city departments concerned with the improvements we have suggested are examining conditions and formulating ways but it of making progress through ordinances

day:

With the tendency toward higher the people to know and 60 be interested in what we are doing. And the more they know about it the more interested they know about it the more at what various looking interested they will be more at what various looking in the city to affect the city so as to permit the limitation of the fitted know about it was a transit proposed to a more interested they be about and the conting the proposed to a more interested they will be about and

the merchants along the street and who will be as much of a boon to the pedestrians as the traffic squad is to the folks on wheels. I don't know that they will be Apollos, but they're not going to be of the shambling, lumbering type which is all too common among private watchmen.

"They are going to make a fine appearance if care in their selection can mahage it. We are leaving that to a detective agency, but judging from the applications that have poured into the office here since our plan was made public we ought to be able to turn out a set of men that will make the mounted cops, who are the admired of all beholders at present, sit up SEVERAL IMPORTANT LAWS in their saddles and take notice. Here's one application from an Adonis up in The Bronx. He says:

"'Could a friend and myself secure a position on your private force of police? We are both ex-soldiers with clean honest references and character; also with a good education. Have saw service.' may not like the grammar he got his Our ages are 25 and 27 respectively; measures directly affecting real estate interests were passed by the Legislature and 160 pounds. My uncle, one of Pinker-ton's men, learned me a bit before his for the things which did not happen and at night I earnestly request that you put action. us in the thick of the trouble. As to peramong army men once in a while.

"Can't you just see these two guardsmen gallantly doing their duty in 'the in an orderly manner when the necessity thick of the trouble?' Here's another therefor appears and public opinion so application. This man is 6 feet 3 inches requires.

of arrests and fines from the Health Department. Recently we took up the matter of speeding and through our efforts the Police Department added a motor cycle policeman to the avenue force. His duty is to craise up and down to catch those who violate the law: We have worked to secure an appropriation from Washington to have mail boxes of a design that has been accepted by the New York Postmaster and the Municipal Art Commission attached to the electric light poles.

"The preliminary report of the Fifth
Avenue Commission, which Mr. McAneny
appointed last November largely as a
result of his conferences with members

in the Assembly February 22 and became
a law March 5, and is now Chapter 13 of
the Laws of 1912.

INEQUALITIES OF THE LAW. result of his conferences with members of the association, advises other improvements. The commission is in a way the mouthpiece of the association. It advises widening Fifth avenue between Fourteenth and Twenty-third streets, but not below Fourteenth street, where as yet the character of the Fifth avenue of a generation ago still survives to a considerable extent.

*Well, those are the two most important things we are working for now. We have collected a lot of data and we are planning legislation. The Borough President, Mr. McAneny, has shown every disposition to see that the matter is fairly threshed out. He has appointed a factory investigating commission; also a Fifth avenue; the empty vehicles trailing up and down looking for fares; the siderable extent. "It advises redesigning Madison Square and the Plaza; planting trees along certain sections of the avenue; more artistic and effective lighting; isles of safety at Forty-second, Forty-third and Forty-fourth streets and at the intersection of Broadway and the avenue; the establishment of cab stends so as to relieve the regular traffic of the empty vehicles trailing up and down looking for fares; the same discussions which resulted in the and some limitation of the height of build- and discussions which resulted in the

but it seems to have been the most suc-cessful in stimulating the formation of others. We have letters from a number and difficulties which had theretofore been and State legislation. Tuesday night a others. We have letters from a number number of the men most active in the work of these later ones saying that we had inof these later ones saying that we had inspired them to get to work in their neighborhood, and that they had used our experience as a guide. This constantly growing number of local associations is going to have a much deeper influence in the affairs of this city than anybody dreamed of at the start.

The outcome was the preparation of a bill amending the law generally now before the Governor, which it is hoped he will sign.

The preparation and passage of this bill, with the united support of the friends of themems. We have close to 490 now, and among them are some of the finest men.

There is the Washington Square Associations is the Washington Square Association, the Broadway Improvement.

members. We have close to 400 now, and among them are some of the finest men in New York. Some people have anidea that this is a cross between an aristocratic club and a fine arts commission. It is neither. The membership includes individuals, firms and corporations in more than forty distinct lines of business; it includes pretically every bank and trus company in the section we are dealing with; and in addition, the Washington Square Association, the Broadway Improvement Association, the Manhattan Central Improvement Association (in and around Thirty-fourth street), the Twenty-third Street and the fifty-ninth Street associations, the Central Mercantile (between Fourteenth and Twenty-third streets), the Wholesale Dry Goods Centre, the West End, the Washington Heights Taxpayers, the Seventh Avenue (onlythree or four months with; and in addition the first instance by the unselfish and public spirited action of real owners and their organizations in backing the original amendment, and is an example of what can be accomplished by taking an intelligent and public spirited view of business questions when they arise.

WHAT THE LEGISLATURE DID FOR REAL ESTATE

Recent Session Chiefly Notable for Bills That Failed or Passage.

Sullivan-Brooks Measure Likely to Come Up Again-Tenement Law Amendment.

Except for the tenement house legisla education out of, but that's a minor point.) tion hereinafter referred to, no important If more thieving takes place the bills which failed than for affirmative

The tenement house legislation was sonal appearance we are athletes. Not a remarkable in several ways. Firstly, heavy build, but that kind that you notice it was an example of the prompt "recall" of decisions not affecting constitutional questions, which can be brought about

ing the sidewalks and in some cases they are making themselves decidedly obsorious. It isn't because they are garment workers that we complain of them if 1,000 perachers suddenly took it into their heads to spend the noon hour loitering on Fifth avenue corners we would make just as big a kick. No crowd, irrespective of its makeup, should be permitted to invade an already congested thoroughfare and make it impassable for persons who have a legitimate errand thers.

We have received all sorts of suggestions about dealing with this problem. Some people want us to have a bands from the received there. Others suggest roof gardens on top of the factory buildings. But the real trouble is in letting these factories crowd together in the heart of the retail district. Think of the workmen themselves. Just because the employers like to get the magic words. Fifth avenue on their business stationery housands of men and girls are crammed into high buildings where they have neither light, air nor adequate speciation high buildings where they have neither light, air nor adequate speciation has been working into the result of the magic words. Fifth avenue on their business stationery thousands of men and girls are crammed into high buildings where they have neither light, air nor adequate speciation has been working into not be ready to give any information to strangers and to do it all courted the trouble is in letting these factories crowd together in the heart of the result of the workmen themselves. Just because the employers like to get the magic words. Fifth avenue on their business stationery housands of men and girls are crammed into high buildings where they have neither light, air nor adequate special disaster would be repeated.

There is no good reason why these factories should be built in Fifth avenue and there are a dozen good reasons why they should be built in Fifth avenue and there are a dozen good reasons why they should be built in Fifth avenue and there are a dozen good reasons why they should be built in Fi

February 21 with the approval of the Tenement House Commissioner, the tenement house committee of the Charity Organization Society, Allied Real Estate Interests representing real estate owners, and numerous architects and others interested in the subject. The bill was passed the same day in the Senate under an emergency message from the Governor, passed in the Assembly February 22 and became

The discussion over this bill developed the fact that the department and builders of high class a partment houses and other tenement houses had found certain difficulties and inequalities in the act which could be met by amendments which would not in any way weaken the

drafting of comprehensive amendments "The Fifth Avenue Association was not the first of these local improvement organizations to be formed here in New York, visions and permitting changes in confelt. The outcome was the preparation

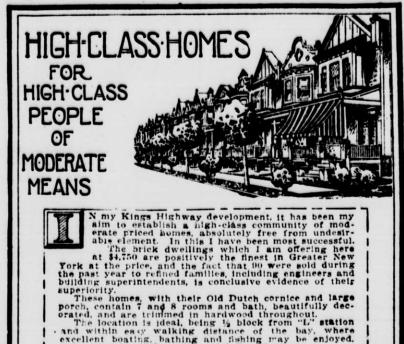
the finducian precically every bank and trust earling and the precision of a real colors were after a company in the section we are dealing whether the precision of the public section we are dealing whether the precision of the public section whether the public section was the section of the public section of the public spirited men from other parts of town who share the pride werey. New Yorker wants to feel in lifth avenue.

We don't want to take credit for things we haven't done, so it may be worth while restrictions that the people who thust the association section for the section but the city is represented by the commission of the section of the real colors of the recommission of the section of the real colors of the real colors of the recommission of the section of the real colors of the real colors of the recommission of the section of the real colors of the recommission was proved that the double the rate of buildings. This is the section of the real colors of the recommission was proved that the section of the real colors of the recommendations of the recommendation of the recommendation of the section of the real colors of the recommendation of t

BROOKLYN HOMES

That Warrant Inspection, Within the Reach of All Incomes

The Homes mentioned on this page have been selected because of their individuality and desirability. They represent the highest type of modern Home Building and are the result of careful planning by architects and builders of merit; located in the most accessible, healthful and rapidly developing section of the Borough of Homes, Schools, and Churches. Within 20 to 35 minutes of the City Hall, Manhattan, and in the 5c fare zone; equipped with all modern conveniences and improvements. If you are seeking a real Home an inspection of the Homes here represented will be most satisfying.



building superintendents, is conclusive evidence of their superiority.

These homes, with their Old Dutch cornice and large porch, contain 7 and 8 rooms and bath, beautifully decorated, and are trimmed in hardwood throughout.

The location is ideal, being ½ block from "L" station and within easy walking distance of the bay, where excellent boating, bathing and fishing may be enjoyed. Only two blocksfrom beautiful Bay Parkway.

My terms of \$300 down and \$10 per month, together with the carrying expense, is less than the rent of an ordinary apartment. Before renewing your lease or purchasing elsewhere, don't fail to investigate this unusual proposition.

To reach the property, take Sea Beach "L" either at Park Row, N. Y., or Atlantic Ave. Sub. station, Brooklyn, direct to Kings Highway Station on the property. FARE FIVE CENTS.





IN PROSPECT PARK EAST, 2-story, stone, bay window front dwellings; 9 rooms and bath; hardwood trim throughout; parquet floors; console mirrors; open hearth in foyer hall: electric light, hot water heat, etc. Handsomely decorated to suit. These houses are true to their name—Easy Housekeeping Homes. You don't need a servant. Title insurance policy of Title Guarantee & Trust Company free of charge. \$1,000 cash, balance easy terms. Open Sundays and evenings. No. 93 Fenimore Street, near Flatbush Avenue.

Take Brighton Beach "L" to Prospect Park station (Lincoln Read); or Flatbush, Nostrand or Rogers Avenue trolleys.

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TABOR'S

IN BEAUTIFUL PROSPECT PARK SOUTH THE LAST WORD IN HOME BUILDING ENTIRELY NEW TO EROOKLYN

COMBINATION SUN PARLOR, PALM ROOM AND ROOF GARDEN.

Nine rooms, 3 bathrooms, laundry, 17 closets water supply, vacuum cleaning pipes, electric porcelain wash basins off each of the four principal chambers, with private entrance from same to bathrooms de luxe white tiled workmanship and material unexcelled, walls and floors in kitchen and paintry. Hot workmanship and material unexcelled.

C. H. TABOR, BUILDER, 68 WOODRUFF AVE.

Booklyn Bridge via Brighton L to Woodruff av. statlon, one block west of new subway and minutes to Manhattan. OPEN EVENING BY APPOINTMENT.

Modern 2 Family Houses IN PROSPECT PARK EAST

Sterling Street near Bedford Ave.

Home-Health-Happiness

You Can Easily and Quickly Own One of These Beautiful Homes

If You Pay More Than \$25 a Month Rent

We Will Loan You the Money to Buy-Small Monthly Payments.

Prices \$4,250 to \$5,500

These houses are the best type of homes to be found anywhere, and the prices are from \$500 to \$1,000 lower than the small builder could sell them for. They are built of anest brick with real stone foundations and porches, designed and constructed in the best pos-

sible manner with every modern convenience. Every house is connected with City sewer, macadam streets, finished gutters, curbs, sidewalks, shade trees, and right on the Sea Beach line of Brooklyn Rapid Transit, connecting with the Subway at Brooklyn Bridge or Atlantic Avenue station. The new subway, now nearing completion, is but a short distance away. Send for descriptive booklet.

IF YOU

ARE IN THE MARKET FOR A POSITIVE BARGAIN don't fail to inspect these houses to-day. Would cost \$11,000 to \$12,000 to duplicate.

ONLY A FEW LEFT.

THE MOST IDEAL

2-STORY 1-FAMILY HOUSES

IN PROSPECT PARK EAST

You cannot realize the beauty of these houses until you have seen them. They are built with Indiana limestone fronts, bay windows, stone porches; 9 rooms, bath with showers, pantry, foyer hall, parquet floors, hardwood throughout, electric lights, hot water heat and beautifully decorated in oil on canvas walls; strictly up to the minute in every detail; easy housekeeping. Call and inspect these houses and be convinced; open daily and Sunday; only 20 minutes to New York. The following trolley lines within a few minutes walk of the houses; Flatbush, Franklin, Rogers, Nostrand and ½ block Brighton Beach L, Prospect Park Station. Open evenings. Send for Booklet.

FRANK A. LANE Sterling St. between Bedford, Washington and Flatbush Avs., Brooklyn.

EASY TERMS. PRICE \$8,500 TO \$9,500.

THE BEST TYPE OF

You cannot realize the beauty of these houses until you have seen them.

60 Liberty St., N.Y.

COME TO-DAY Take Sea Beach "L" from Brooklyn Bridge to 22nd Av.

Three Distinct Styles to Select from

Prices \$7,900 to \$9,000

These high class houses are built with limestone and brownstone fronts, bay windows, stone porches; 11 rooms, 2 baths, 2 storerooms, heated by the "Faultless Scientific Furnace" or the Richardson and Boynton "Calorific Furnace": interior airshafts, parquet floors and cabinet trim throughout; beautifully decorated. Open Daily and Sunday.

Only 20 minutes to New York and within a few minutes walk of the Flatbush, Rogers and Nostrand Ave. trolleys and 1 block to Brighton Beach "L," Prospect Park Station.

COLT REALTY CO.

152 Sterling Street

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So far as the relations of real estate interests to legislation are concerned the distinguishing feature of the session appeared to be a desire on the part of the real estate owners and the organizations representing them to take an intelligent, broad and public spirited view of the questions which agrees which had the discussions which agrees which had the discussions which agrees which had the discussions are the residential transfer of the properties. In no other section of the city has so great a change been effected. Fifth avenue is now a great business thoroughfare up to content of the city has so great a change been effected. Fifth avenue is now a great business thoroughfare up to content of the city has so great a change been effected. Fifth avenue is now a great business thoroughfare up to content of the city has so great a change been effected. Fifth avenue is now a great business thoroughfare up to content of the city has so great a change been effected. Fifth avenue is now a great business thoroughfare up to content of the city has so great a change been effected. Fifth avenue is now a great business thoroughfare up to content of the city has so great business thoroughfare up to content of the city has so great business thoroughfare up to content of the city has so great business thoroughfare up to content of the city has a content of t

REVIVAL IN YORKVILLE.

Largely Bettered Conditions Already
Apparent Caused by New Subway.

By means of a small well printed bulletin published monthly, the House and Real Estate Owners Association of the Twelfth and Nineteenth Wards is keeping its members posted on matters relating to real estate which affect their localities. In the April issue the leading article is on the bright outlook for a big revival in Yorkville in consequence of the building of the Lexington avenue subway. The article says:

Description east of Third avenue, with improved transit facilities, will also feel the impeture of improvement and advancing values. The displacement of the moderate and cheaper flat houses by more modern apartments west of Third avenue will increase the demand for accommodations received the impeture of improvement and advancing values. The displacement of the moderate and cheaper flat houses by more modern apartments west of Third avenue will increase the demand for accommodations received the impeture of improvements west of Third avenue will increase the demand for accommodations received the impeture of improvement and advancing values. The displacement of the moderate and cheaper flat houses by more modern apartments west of Third avenue will increase the demand for accommodations received the impeture of improvement and advancing values. The displacement of the impeture of improvement and advancing values. The displacement of the impeture of improvement and advancing values. The displacement of the impeture of improvement and advancing values. The displacement of the impeture of improvement and advancing values. The displacement of the impeture of improvement and advancing values. The displacement of the moderate and cheaper flat houses by more modern apartments west of Third avenue proportionately.

"Yorkville, because of its location, practically in the centre of the city, its high, because of its location, practically in the centre of the city, its high, because of its location, practically in the centre

real estate which affect their localities. In the April issue the leading article is on the bright outlook for a big revival in Yorkville in consequence of the building of the Lexington avenue subway. The article says:

"The dirt is flying in the Lexington Avenue subway, and the influence of a new east side subway, is already being retired. Men prominent in real estate matters predict a speedy revival of activity and increased values in Yorkville properties. In no other section of the city has so great a change been effected. Fifth avenue is now a great business thoroughfare up to Effity-ninth street, and beyond that, along Central Park, it is the finest residential street in the world. The stupendous improvements undertaken by the New York Central Railway, from Forty-second to Fiftieth streets, along Lexington and Park avenues, are now well under way, and twen completed will cange that section beyond recognition. As with a magician's wand the whole westerly part of Yorkville, from Fird avenue to Central Park, is being transformed.

In the April issue the leading article is on the building of the Lexington and Park, is being transformed.

Edgemere and Norton's Basin and on the south by the Atlantic Ocean. The boulewards planned are to start at the Nassau county line in Far Rockaway and extend through the Rockaway Beach section. Provision has also been made for the widening and extension of Atlantic avenue from Smith street eastwardly and parallel with the Long Island Railroad, and 100 feet south of the railroad to join Central avenue at Mott avenue and the depot plaza. This will give a direct and unbroken bouleward from the Rockaways through Hewletts, Cedarhurst and Lawrence, and will also connect with the new city park at

sions of those questions with the tail persons in the problem of the companion of the compa mission to investigate the subject and sent no further. Neither of these bills passed.

EXCESS CONDEMATION.

The project to amend the Constitution so as to permit excess condemnation was advanced by passing a proposed constitutional amendment at this session. This amendment provides for the taking of the most modern, high grade apartment houses, will be offered at publications and the working out of a combine on Riverside Drive. At Fifth avenue and Eighty-first street there is now nearing completion probably the day and most expensive apartment. Herbert A. Sherman has sold for D. Julius Jungman 26 East Seventy-cight staken for a street or public and modern and manual mendment at this session. This amendment provides for the taking of the working out of a combine on Riverside Drive. At Fifth avenue and Eighty-first street there is now nearing completion probably the day and most expensive apartment house in the world, where sigle apartment house in the world where is a fixed grade and thus gives builders and most expensive apartment house in the world where is a fixed grade and thus gives builders and most expensive plan for the ewesting of the working out of a combine on Riverside Drive. At Fifth avenue and Eighty-first street there is a fixed grade and thus gives builders and most expensive apartment house in the world where it will be entired by the working o